

**CITY OF LONG BEACH
PLANNING COMMISSION AGENDA
333 W. Ocean Boulevard – (562) 570-6321
(562) 570-6068 FAX
March 17, 2005
CITY COUNCIL CHAMBER**

PUBLIC HEARING

1:30 PM

CALL TO ORDER

ROLL CALL

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,
Winn

PLEDGE OF ALLEGIANCE

MINUTES

SWEARING OF WITNESSES

Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

CONSENT CALENDAR

- | | | |
|------------|--|---|
| 1A. | Case No. 0501-17
Tentative Subdivision Map
CE 05-12

(Jayme Mekis,
Project Planner)

RECOMMENDATION: | Eric Burns & Co., as authorized agent for property owner
2031 & 2033 Cameron Street (Council District 7)

Vesting Tentative Map No. 62008, to convert an existing two-unit property into condominiums.

Planning Commission approve Tentative Map No. 62008, subject to conditions. |
| 1B. | Case No. 0502-16
Tentative Subdivision Map
CE 05-14

(Jayme Mekis,
Project Planner)

RECOMMENDATION: | Richard Williamson, as authorized agent for owner
1771 Redondo Avenue (Council District 4)

Vesting Tentative map No. 62307, to convert an existing eight-unit apartment building into condominiums.

Planning Commission approve Tentative Map No. 62307, subject to conditions. |
| 1C. | Case No. 0502-35
Zoning Amendment
ND 27-04

(Joe Recker,
Project Planner)

RECOMMENDATION: | Jim Najah (property owner of 125 Linden Avenue and the
Broadlind Hotel at 145 Linden Avenue)
Broadway Corridor of the East Village Arts District
(Council District 2)

Amendment to the Downtown Long Beach Planned Development District (PD-30) to allow residential densities ranging from 45 to 70 dwelling units per acre and building heights up four stories and 60 feet.

Planning Commission continue item to April 7, 2005. |
| 1D. | Case No. 0406-30
Conditional Use Permit, Site Plan
Review, Tentative Subdivision Map
ND 11-05 | Jim Najah (property owner)
125 and 145 Linden Avenue (Council District 2) |

(Joe Recker,
Project Planner)

Request for a Conditional Use Permit to waive density regulations for the Broadlind Hotel at 145 Linden Avenue and a request for Site Plan Review and Tentative Subdivision Map to allow the new construction of a four-story mixed-use development.

RECOMMENDATION:

Planning Commission continue item to April 7, 2005.

1E. Case No. GPC 3-17-05
Finding of Conformity

Bryan Speegle
County of Orange, Resources and Development
Management Department
Los Alamitos Pump Station (Council District 3)

(Ira Brown,
Project Planner)

Finding of conformity with the General Plan for the acquisition of access easements and real property for the reconstruction of the Los Alamitos Pump Station.

RECOMMENDATION:

Find the proposed acquisition of access easements and real property in conformance with the General Plan.

CONTINUED ITEMS

2. Case No. 0412-17
Administrative Use Permit
CE 04-254

Nasser Labaff
1075 E. Pacific Coast Highway (Council District 6)

(Jayme Mekis,
Project Planner)

Request to establish a coin-operated Laundromat at a new retail center in the Commercial, Highway (CHW) Zone District.

RECOMMENDATION:

Planning Commission approve the Administrative Use Permit, subject to conditions.

REGULAR AGENDA

3. Case No. 0407-04
Administrative Use Permit, Local
Coastal Development Permit,
Standards Variance
CE 04-145

Ali Homayouni
c/o Bill Ridgeway Design
5470 E. Second Street (Council District 3)

(Lynette Ferenczy,
Project Planner)

Appeal of the Zoning Administrator's decision to deny an Administrative Use Permit, Local Coastal Development Permit and Standards Variance to expand the existing Sushi of Naples Restaurant by converting a mezzanine area to dining area and adding outdoor dining along the east side of the building without providing any additional on-site parking and instead providing joint use, valet parking off-site at 5430 East Second Street (Union Bank of California) without a deed restriction.

RECOMMENDATION:

Planning Commission deny the appeal and uphold the decision of the Zoning Administrator.

MATTERS FROM THE AUDIENCE

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

- a. Updates:
 - 1) City Council Actions
 - 2) General Plan Update
- b. Preview of April 7, 2005 agenda
 - Study Session**
 - 4600 Virginia Road
 - 2222 Bellflower Blvd.
 - 1066 Gladys
 - 1621 Spring Street
 - 1000 Studebaker
 - 116 Termino
 - Marina Shores and Home Depot projects**
 - Addition to Rancho Los Cerritos
 - CUP for off-premise sales of alcohol at Trader Joe's
 - Condominium conversion (8 units)
 - CUP for spa sales in industrial building
 - CUP for church in existing building
 - Continued item (appeal of Zoning Administrator's decision to grant a Standards Variance for addition to a single family dwelling)
- c. Other

MATTERS FROM THE PLANNING COMMISSION

ADJOURN

The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.